

Notice of Complete Application and Public Meeting to Consider an Application for Zoning By-law Amendment

Take Notice that the Municipality of Chatham-Kent has received a complete application for Zoning By-law Amendment (**File D-14 C/02/23/O**) under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, from 1268236 Ontario Inc., concerning property located at 430 Indian Creek Road West, Lot 6, Plan 476, in the Community of Chatham (City), known as Roll No. 3650 110 011 06900.

And Take Further Notice that an application under the above file number will be heard by Municipal Council on the date and at the time shown below:

Date: **Monday, May 27, 2024**
Time: **6:00 p.m.**
Location: **John D. Bradley Convention Centre, Ballroom**
Address: **565 Richmond Street, Chatham ON**

Purpose and Effect: The subject property is located on the south side of Indian Creek Road West, opposite of St. Michael Avenue, in the Community of Chatham (City). The lands are approximately 2,370 sq. m (25,510 sq. ft.) in area and contain a single detached dwelling. The lands are designated Residential Area in the Chatham-Kent Official Plan and zoned Residential Low Density First (RL1).

At its meeting on March 18, 2024, Council received public submissions regarding the above noted Zoning By-law Amendment application, which at that time was for a nine (9) unit, three-storey apartment dwelling. Council approved the Recommendation to refer public submissions back to Administration for further review and consideration.

The applicant has since submitted a revised proposal for the subject lands. The application now proposes to rezone the subject lands to facilitate the development of two (2) row house dwellings, each containing three (3) units. A conceptual site plan of the proposed development is included with this notice.

Zoning By-law Amendment

The subject property is proposed to be rezoned to a site-specific Residential Medium Density First-1709 (RM1-1709) Zone, which permits medium density residential development, including a Row House Dwelling, as-of-right. This site-specific zone would also include the following regulations for a Row House Dwelling use to ensure it is implemented in the manner shown on the conceptual site plan:

- i) Interior Side Yard Width Minimum – 1.35 m
- ii) Maximum Density – 26 units per hectare (6 units total)

Any Person may attend the public meeting and/or make written representation in support of or in opposition to the proposed zoning by-law amendment. Those who wish to address Council respecting this matter are requested to notify the Municipal Clerk's Office by telephone prior to the meeting at 519.360.1998.

If You Wish to be notified of the decision of the Corporation of the Municipality of Chatham-Kent on the proposed zoning by-law amendment, you must make a written request to the **Municipal Clerk, Municipality of Chatham-Kent, at the address below.**

If a Person or Public Body would otherwise have an ability to appeal the decision of Council of the Municipality of Chatham-Kent to the Ontario Land Tribunal but the person or public body does not make oral submissions at the public meeting or make a written submission to the Corporation of the Municipality of Chatham-Kent before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a Person or Public Body does not make oral submissions at the public meeting or make a written submission to the Municipal Clerk of the Corporation of the Municipality of Chatham-Kent, before the by-law is passed, the person or public body may not be added as a party to the

hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For Additional Information regarding the application contact the above address.

A hard copy of the submission items are available for inspection at the Civic Centre (2nd Floor, Planning Services), 315 King Street West, Chatham, or in any of the Municipal Service Centres, during normal business hours. We cannot guarantee the exact time the application will be considered by Council as the time varies depending on the number of items on the agenda and the complexity of each application brought forward.

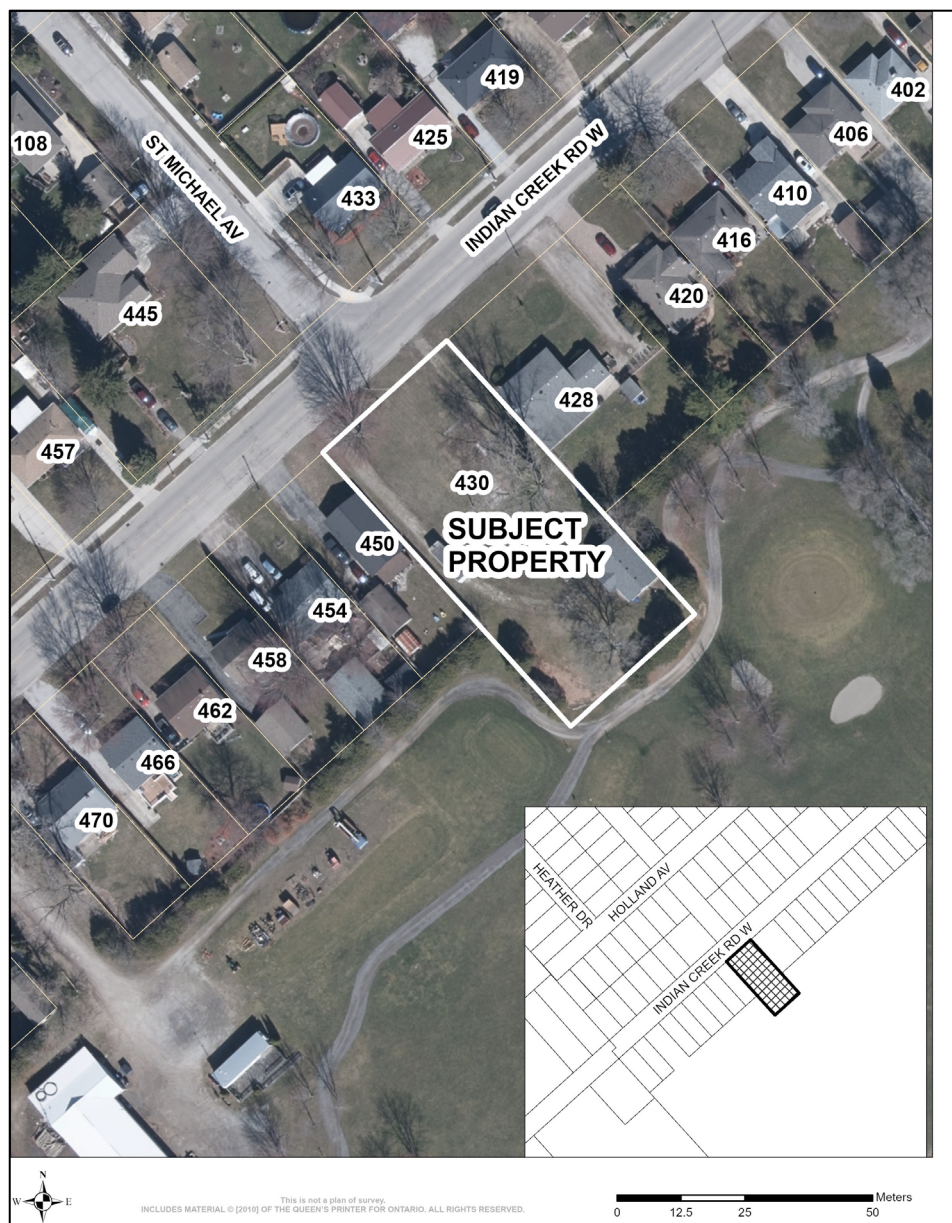
Watch the Live Stream:

- Chatham-Kent's Facebook Page: <https://www.facebook.com/MunicCK/>
- YourTV CK's Facebook Page: <https://www.facebook.com/yourtvck/>
- YourTV CK's YouTube Channel:
<https://www.youtube.com/channel/UCnCcQH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

Dated at the Municipality of Chatham-Kent this 7th day of May, 2024.

Municipal Clerk's Office
Municipality of Chatham-Kent
315 King Street West, PO Box 640
Chatham ON N7M 5K8
Phone: 519.360.1998
Fax: 519.436.3237
Email: CKclerk@chatham-kent.ca

Key Map



Conceptual Site Plan

